



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

April 28, 2005

IN REPLY PLEASE
REFER TO FILE:

MP-6
13.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LITTLE DALTON WASH - PARCEL 670EX
QUITCLAIM OF EASEMENT - CITY OF GLENDORA
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Little Dalton Wash, Parcel 670EX (5,553± square feet), located on the north side of the channel, south of Foothill Boulevard, at Grand Avenue, in the City of Glendora, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the underlying fee owner, MG Enterprises, LLC, at no cost.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to quitclaim its ingress and egress easement in Little Dalton Wash, Parcel 670EX, to the underlying fee property owner, MG Enterprises, LLC.

As part of this transaction, Massad & Massad Investments, Ltd., the previous owner, granted the District an easement for flood control purposes over a portion of the area to be quitclaimed known as Little Dalton Wash, Parcel 670FE. This easement gave the District greater rights than the easement for ingress and egress the District now proposes to quitclaim. In addition, the underlying fee owner constructed a paved and secured access road for the District, at no cost to the District.

The District acquired the easement in Parcel 670EX for operation and maintenance of Little Dalton Wash. Construction has been completed, and the subject easement lies outside the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility since it will eliminate the need to maintain the property and thus reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

None.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Parcel 670EX is no longer required for the purposes of the District. The enclosed Quitclaim of Easement has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA, as specified in Section 15312 of the State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

The Honorable Board of Supervisors
April 28, 2005
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This transaction is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Acting Director of Public Works

DR:bw
D:379DBRDLTR32805

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

MG Enterprises, LLC
15230 Burbank Boulevard, Suite 100
Van Nuys, CA 91411
Attn: Gunjit S. Sikand, Mgr.

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Numbers:
8634-011-053 and 054 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the MG ENTERPRISES, LLC, all its right, title, and interest in and to that certain easement for ingress and egress purposes acquired by Easement document recorded April 30, 1962, as Document No. 5188, in Book D1597, page 471, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Glendora, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

LITTLE DALTON WASH 670EX 13-RW 22.2 S.D. 5 M0320008

KDR:in:PConf:qceLLDLTN WSH670EX.doc

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

RAYMOND G. FORTNER, JR.,
County Counsel

By _____
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

LITTLE DALTON WASH 670EX

13-RW 22.2

A.P.N. 8634-011-053 and 054

T.G. 569 (D5)

I.M. 159-317

S.D. 5

M0320008

LEGAL DESCRIPTION

PARCEL NO. 670EX (Quitclaim of a portion of easement):

All that portion of that certain 12-foot wide strip of land lying within Parcels 1 and 2, Parcel Map No. 16530, as shown on map filed in Book 179, pages 25 and 26, of Parcel Maps, in the office of the Recorder of the County of Los Angeles, described in deed to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D1597, page 471, of Official Records, in the office of said Recorder.

Containing: 5,553" s.f.